

Thomas E. Rainer and wife, Hazel J. Rainer
GRANTORS

TO

WARRANTY DEED

Harold Kenneth Price
GRANTEE

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good, legal, sufficient, and valuable considerations, the receipt of all of which is hereby acknowledged, we, THOMAS E. RAINER and wife, HAZEL J. RAINER, the undersigned Grantors, do hereby sell, convey and warrant unto the above Grantee, HAROLD KENNETH PRICE, the following described land and property situated in the County of DeSoto, State of Mississippi, being more particularly described as follows, to-wit:

Part of the Northeast Quarter of Section 31, Township 1 South, Range 8 West, DeSoto County, Mississippi:

Beginning at an iron pin at intersection of West Line of the Northeast Quarter of Section 31, Township 1 South, Range 8 West and south right-of-way of Goodman Road; thence East 360 feet along said road right-of-way to a point; said point being the point of beginning for the following described tract of land; thence North 84° 10' East along said road right-of-way 180.46 feet to a point; thence South 3° 45' East 489 feet to an iron pin; thence South 83° 48' West 157 feet to an iron pin; thence North 6° 30' West 489.7 feet to the point of beginning and containing 1.89 acres of land, more or less, and being the same land conveyed by R. O. Bell, et al, to M. H. Lambert, et ux, by Deed of record in Book 74, Page 608, in the office of the Chancery Clerk of DeSoto County, Mississippi.

The herein above described property is conveyed subject to reservation of one-half of all oil, gas and other minerals of record in Book 27, Page 431, in the office of the Chancery Clerk of DeSoto County, Mississippi, and road rights-of-way, public utility easements, and zoning and subdivision regulations of DeSoto County, Mississippi; agreement for lines with Texas Gas Transmission Corporation recorded in Book 60, Page 353; right-of-way to Texas Gas Transmission Corporation recorded in Book 46, Page 140; and Easement to Walls Water Association, Inc., recorded in Book 150, Page 262, in said Clerk's Office.

560.
Further consideration of the above described property is the assumption by Grantee of that certain Deed of Trust executed by the undersigned to Cameron-Brown South, Inc., dated September 17, 1983, and recorded in Book 249, Page 243, in the office of the Chancery Clerk of DeSoto County, Mississippi, which secures an indebtedness in the current principal amount of \$58,737.66, and Grantee takes subject to said loan, including, but not limited to, the obligation to repay the debt.

Grantors hereby authorize the transfer of this loan from their names into Grantee's name and Grantors hereby set over and assign unto Grantee without charge all escrow funds now held by Cameron-Brown in connection with loan made by same on the above described property.

This conveyance is made subject to all applicable building restrictions, restrictive covenants, and easements of record.

The Grantee herein by acceptance of this conveyance assumes and agrees to pay a pro-rata share of all ad valorem taxes for the year 1983.

WITNESS the signature of the Grantors this the 13th day of September, 1983.

Thomas E. Rainer
Thomas E. Rainer

Hazel J. Rainer
Hazel J. Rainer

STATE OF MISSISSIPPI
COUNTY OF DESOTO

I PERSONALLY appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the within named Thomas E. Rainer and Hazel J. Rainer, who acknowledged that they signed and delivered the foregoing instrument on the day and year therein mentioned.

GIVEN UNDER MY HAND and seal of office this the 13th day of September, 1983.

My Commission exp. 10-26-83

James S. Johnson
Notary Public

Grantors' Address: 1609 Custer, Southaven, MS.

Grantee's Address: 5441 West Goodman Road, Walls, MS 38680

STATE OF MISSISSIPPI, DESOTO COUNTY

I certify that the within instrument was filed for record at 9 o'clock 15 minutes A.M. 14 day of Sept. 1983, and that the same has been recorded in Book 166 Page 559 records of WARRANTY DEEDS of said County.

Witness my hand and seal this the 16 day of September 1983.
Fees 2.50 pl.

W. H. Ferguson
CLERK